

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: Request for special exception for the 10 year renewal of an existing mobile home in the A-5 (Rural Zoning District) at 1281 Burnt Tree Road; (James Williamson, applicant).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7444

Agenda Date 7-24-06 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

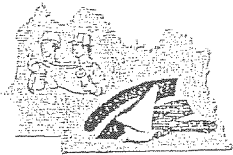
1. **APPROVE** the request for special exception for the 10 year renewal of an existing mobile home in the A-5 (Rural Zoning District) at 1281 Burnt Tree Road; (James Williamson, applicant); or
2. **DENY** the request for special exception for the 10 year renewal of an existing mobile home in the A-5 (Rural Zoning District) at 1281 Burnt Tree Road; (James Williamson, applicant); or
3. **CONTINUE** the request to a time and date certain.

GENERAL INFORMATION	James Williamson, applicant 1281 Burnt Tree Road Geneva	A-5 district, LDC sections 30.104 & 30.1401 (mobile home siting standards)		
BACKGROUND / REQUEST	<ul style="list-style-type: none">• The applicant is requesting the 10 year placement of a 1979 double wide mobile, where mobile homes are allowed only by special exception.• A special exception was granted in 1996 for the 10 year placement of a mobile home.			
ZONING & FLU				
	Direction	Existing zoning	Existing FLU	Use of property
	Site	A-5	Rural zoning	Mobile home (1979)
	North	A-5	Rural zoning	Mobile home (1984) year

				placement
	South	A-5	Rural zoning	Mobile home (1998) year placement
	East	A-5	Rural zoning	Single Family (1986 conventional home)
	West	A-5	Rural zoning	Single Family (1991 conventional home)
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	<p>The Board of Adjustment (BOA) shall have the power to hear and decide special exceptions it is specifically authorized to pass under the terms of the land development code upon determination the use requested:</p> <p><u>Is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area:</u></p> <p>Available records indicate that the majority of lots in the surrounding area have mobile homes that the BOA has approved for temporary placement except for one mobile home that received permanent placement in 2001 for a new double wide mobile home.</p> <p><u>Does not have an unduly adverse effect on existing traffic patterns, movements and volumes:</u></p> <p>Since the proposed use is a single-family unit that would not be highly intensive in nature, staff does not believe it would adversely impact adjoining transportation facilities.</p> <p><u>Is consistent with the Seminole County Vision 2020 comprehensive plan:</u></p> <p>The request would be consistent with the trend of low-density single-family land use, established in this area.</p> <p><u>Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification:</u></p> <p>The subject property is A-5 acre parcel that does meet the minimum requirements.</p>			

	<p><u>Will not adversely affect the public interest:</u></p> <p>The surrounding neighborhood historically has consisted mobile homes, “conventional” single family homes and vacant land. The majority of the existing mobile homes have received temporary approval from the Board of Adjustment.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (AGRICULTURE DISTRICT); LDC SECTION 30.104(a)</p>	<p>The BOA may permit any use allowed by special exception in the A-5 (Rural District) upon making findings of fact, in addition to those required by section 30.43(b)(2) of the land development code, that the use:</p> <p><u>Is consistent with the general zoning plan of the A-5 classification district:</u></p> <p>The proposed use is allowed only by special exception in the A-5 district. The proposed mobile home would be required to comply with the siting standards enumerated in section 30.1401 of the land development code, which are intended to minimize potential incompatibility with nearby conventional single-family homes as follows:</p> <ul style="list-style-type: none"> ○ The mobile home shall have safe and convenient vehicular access. ○ The mobile home shall be required to conform to applicable codes, which include standards for installation, anchoring, utility accessibility, and skirting. <p><u>Is not highly intensive in nature:</u></p> <p>The request is not highly intensive in nature, as the proposed mobile home would only be permitted for single-family occupancy.</p> <p><u>Has access to an adequate level of urban services such as sewer, water, police, schools and related services:</u></p> <p>The subject property is served by on-site septic and well systems. Other County services, including schools and emergency services, are also available to the site.</p>
<p>MOBILE HOME AS A SPECIAL EXCEPTION IN THE A-1; LDC SECTION</p>	<p>A mobile home may be permitted as a special exception on a lot or parcel of record in the A-5 (Rural Zoning District), subject to the previously referenced mobile home siting standards in section 30.1401 of the Land Development Code.</p>

30.103	
STAFF RECOMMENDATION:	<p>Staff does not have the authority to recommend time limits on mobile homes but the Board of Adjustment may describe reasonable time limits on special exceptions and/or mobile home requests (LDC Sec. 30.43 (4). Based upon the holding trend of development of existing mobile homes in the surrounding area staff would consider the approval new mobile homes that meet “conventional home” design standards for permanent approval.</p> <p>Based on the stated findings, staff does not recommend the permanent placement of the existing mobile home but would not object to the limited temporary placement of the existing mobile home request with the imposition of the following conditions:</p> <ul style="list-style-type: none">• Only one (1) single-family mobile home unit shall occupy the site, as shown on the proposed site plan;• The existing mobile home shall otherwise conform to applicable building codes, including standards for anchoring, utility accessibility and skirting.



COPY

SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

RECEIVED MAY 16 2006

APPL. NO. BM 2006-016

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- ☐ **VARIANCE**
- ☐ **SPECIAL EXCEPTION** 10 year renewal of A 1979 Doublewide mobile Home.
- ☐ **LIMITED USE**
- ☐ ☐ SF DWELLING UNDER CONSTRUCTION ☐ MEDICAL HARDSHIP
- ☐ NIGHT WATCHMAN ☐ FAMILY HARDSHIP
- ☒ YEAR OF MOBILE HOME / RV (EXISTING 1979) (PROPOSED _____)
- ☐ SIZE OF MOBILE HOME / RV _____ ☐ TIME NEEDED _____
- ☐ PLAN TO BUILD ☒ YES ☐ NO IF SO, WHEN _____
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	<u>James C. Williamson</u>	
ADDRESS	<u>1291 Burnt Tree Rd.</u>	
	<u>Genoa, FL 32732</u>	
PHONE 1	<u>(321) 228-0472 cell</u>	
PHONE 2	<u>(407) 349-0166</u>	
E-MAIL		

PROJECT NAME: _____

SITE ADDRESS: 1291 Burnt Tree Rd.

CURRENT USE OF PROPERTY: Residence

LEGAL DESCRIPTION: see Attached

SIZE OF PROPERTY: 5 (acre(s)) PARCEL I.D. 09-20-32-301-0440-0000

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS none

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 7, 24, 06
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

James C. Williamson
SIGNATURE OF OWNER OR AGENT *

5-16-06
DATE

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC

APPELLANT INFORMATION

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY

PROCESSING:

FEE(S): 185.00

COMMISSION DISTRICT

FLU / ZONING

A-5 / R-5

BCC HEARING DATE

(FOR APPEAL)

LOCATION FURTHER DESCRIBED AS

PLANNING ADVISOR

DATE

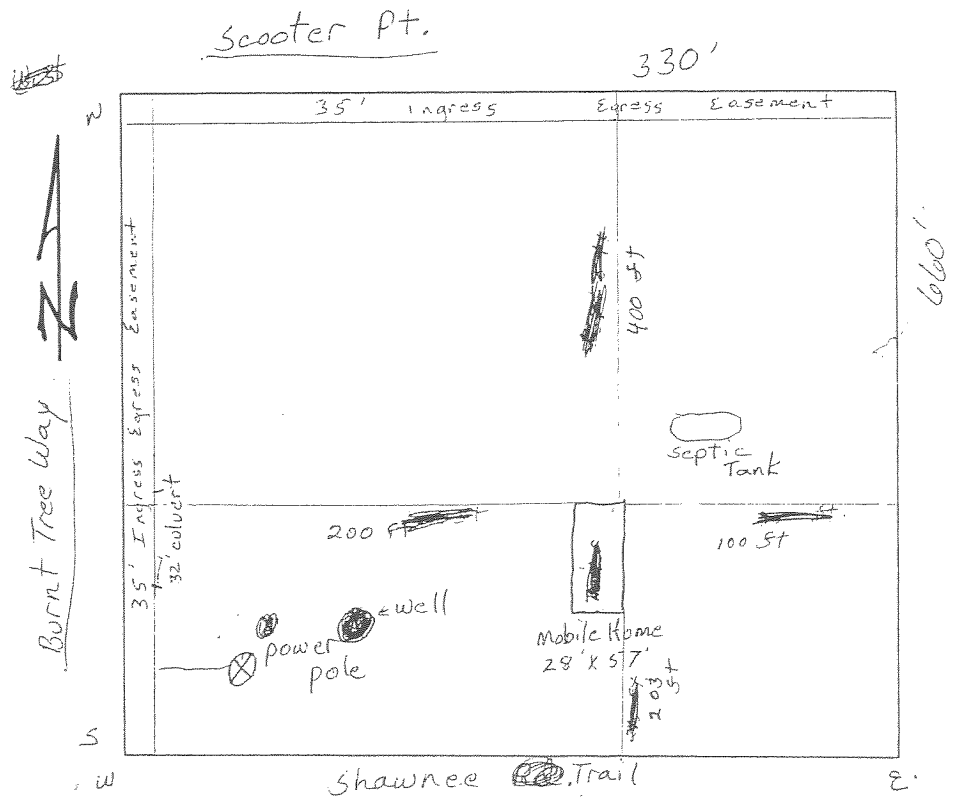
SUFFICIENCY COMMENTS

see Also BA 96-1-6 TE

SITE PLAN

A site plan must be submitted along with any application for building permit or application for special exception or variance to the Board of Adjustment. This form may be utilized for any single family construction, either conventional or mobile home. The following items must be indicated:

1. Dimensions of lot or parcel.
2. Name of abutting street or road.
3. Proposed location of home, accessory building or mobile home; showing setbacks to all property lines.
4. Any existing structures on property.
5. If any trees are to be removed, show location, size and type.
6. Any easements on property.



12-7-95

Date

Cathy Williamson
Applicant

70-24931012

SEMINOLE COUNTY

DEVELOPMENT REVIEW

FLOOD PRONE

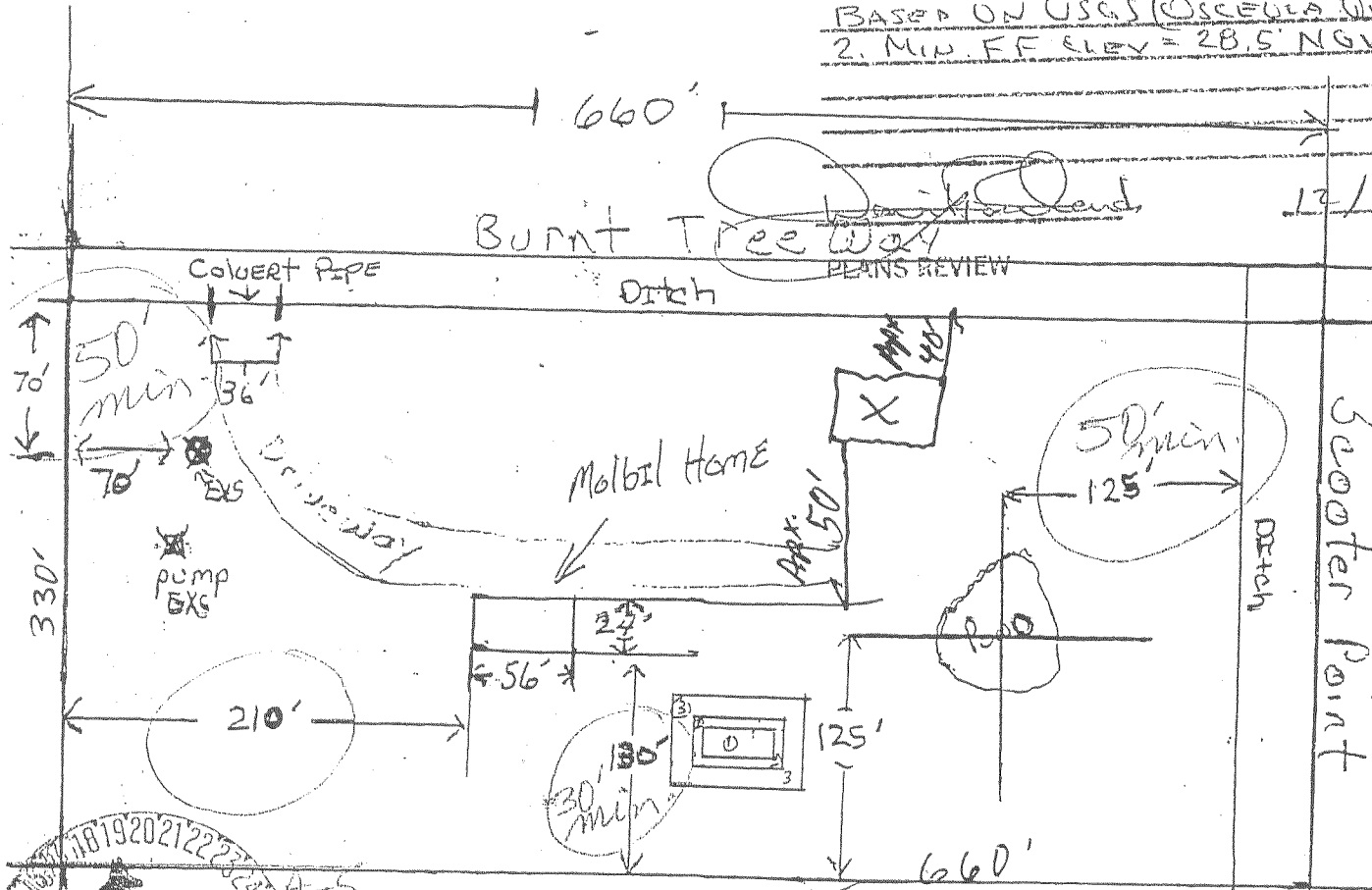
SPECIAL CONDITIONS: 1. BFE EST. @ 25.0' NGVD
 BASED ON USGS (OSCEOLA QUAD)
 2. MIN. FF ELEV = 28.5' NGVD

SCALE 1" = 100'

Burnt Tree Way

PLANS REVIEW

12/3/96
 DATE



25' EASEMENT

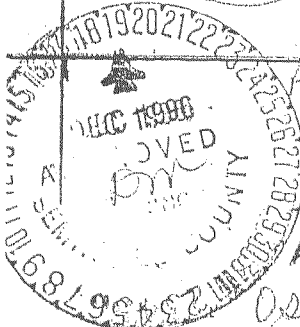
APPROVED

SEMINOLE COUNTY

PLANNING & PUBLIC HEALTH

10 April 97

Initials



A-5 park tie

Lot 67

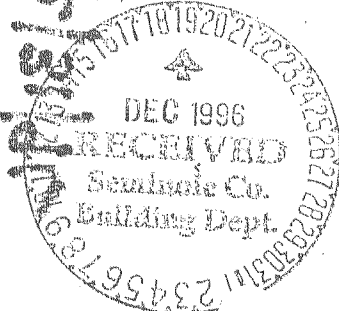
Osceola Acres
 SAC-81-61

96-1-6 TE mobile home
 proved for 10 yrs - six month
 prior approved on 9-23-96

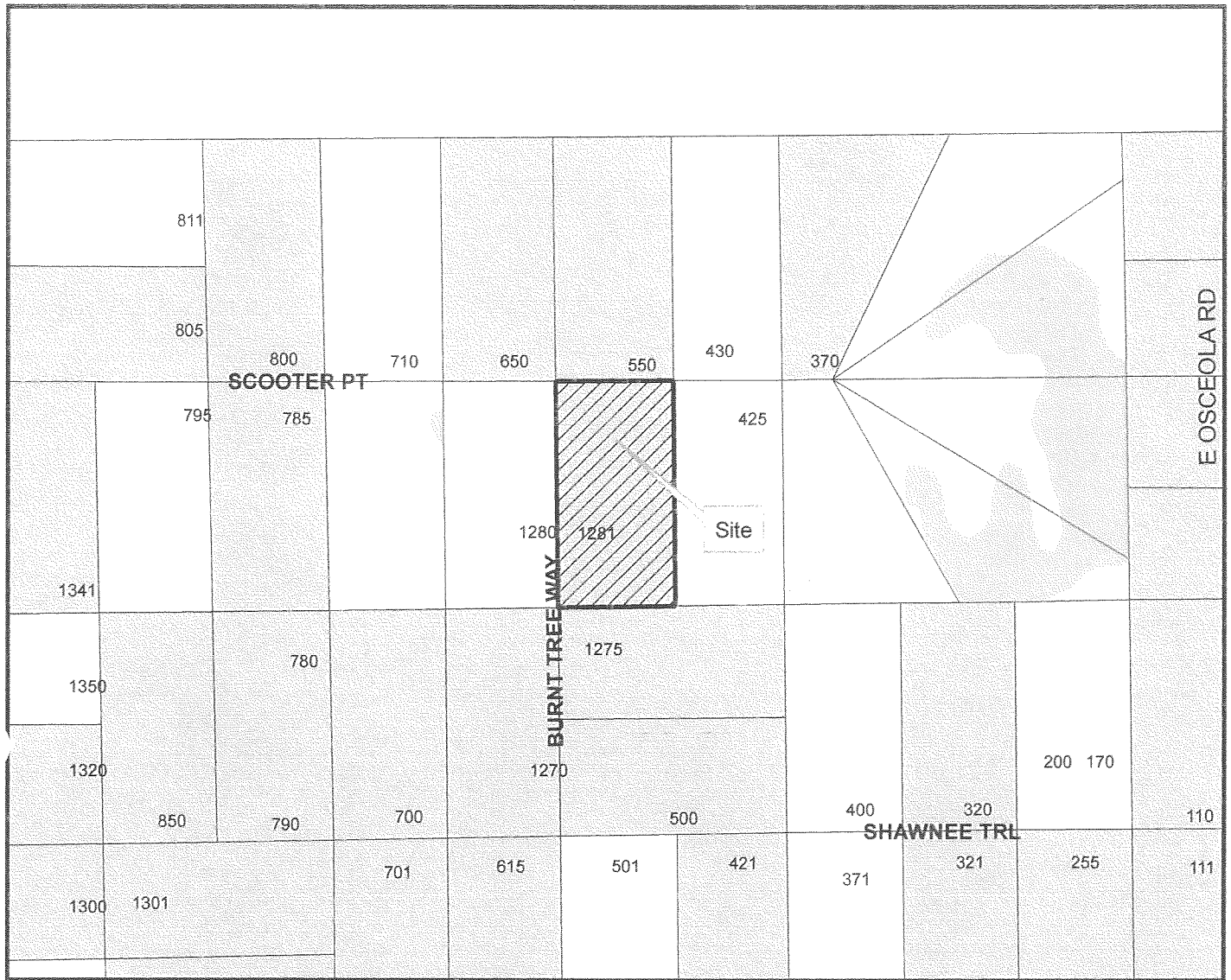
- ① 461 □ drainfield
- ② 5 ft SAND SHOULDER
- ③ 3 to 1 SLOPE

Flood Prone Pad Elev. Req.
 28 Feet 6 Inches
 MSL / NGVD

EASEMENT



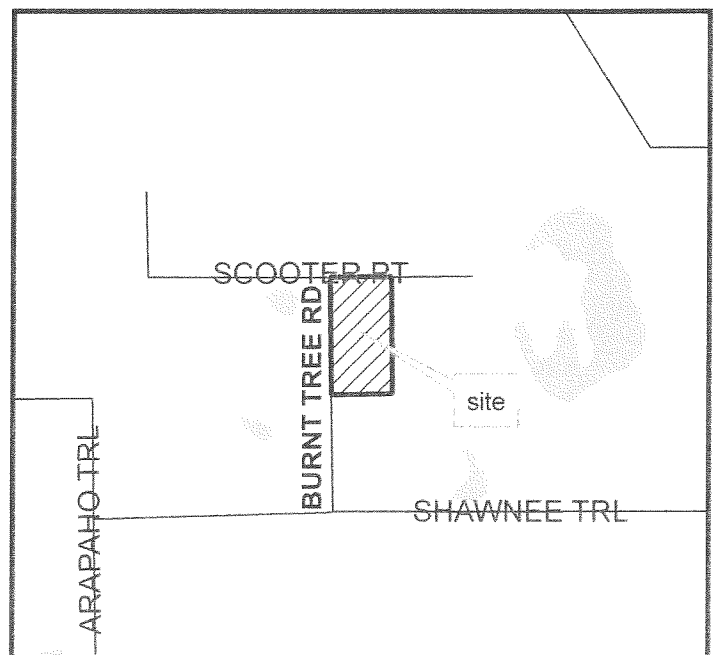
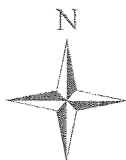
Cathy Garrett & James Williamson
1281 Burnt Tree Rd
Geneva, FL 32732



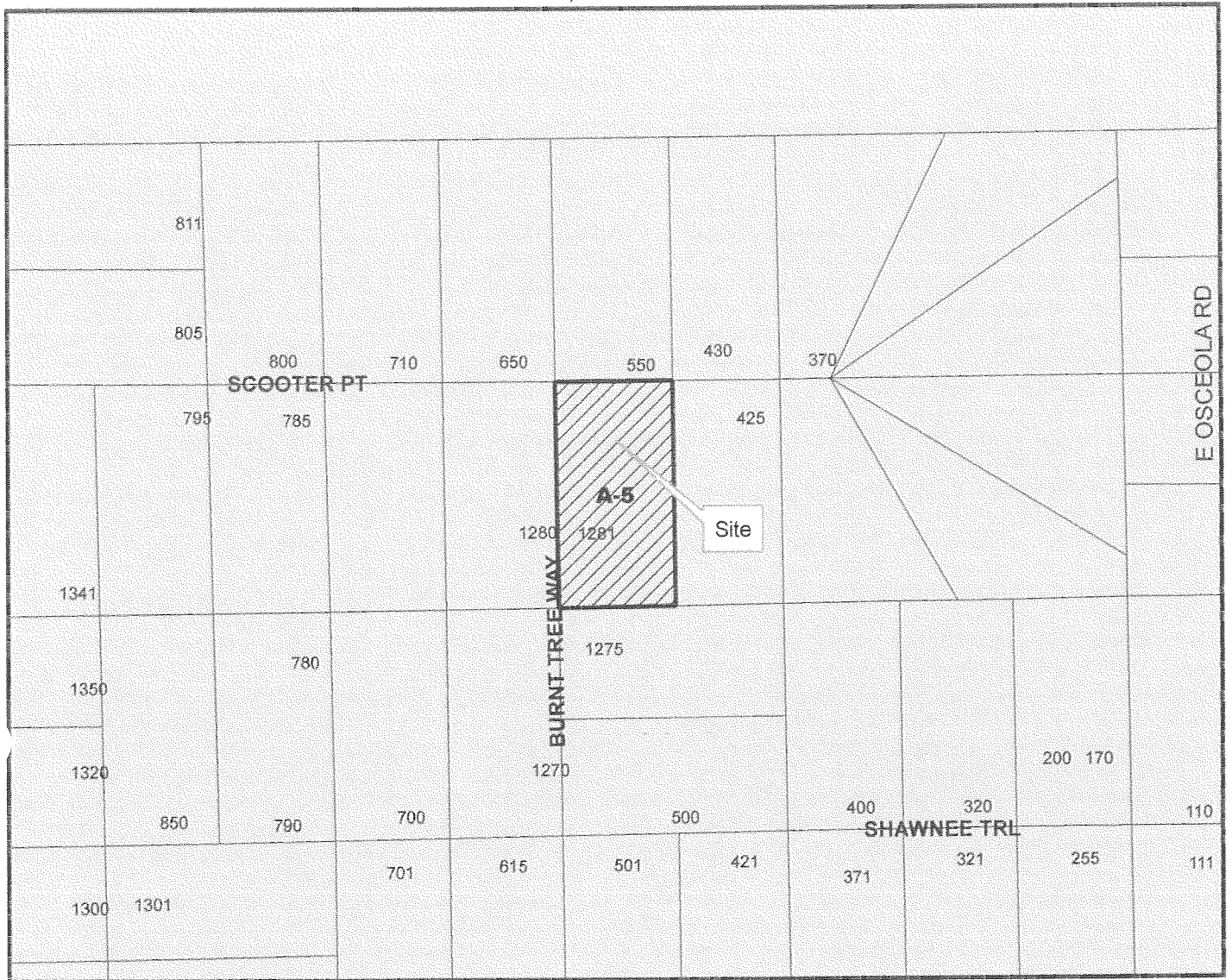
Seminole County Board of Adjustment
July 24, 2006
Case: BM2006-016
Parcel No: 09-20-32-301-0440-0000

Zoning

-  BM2006-016
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home





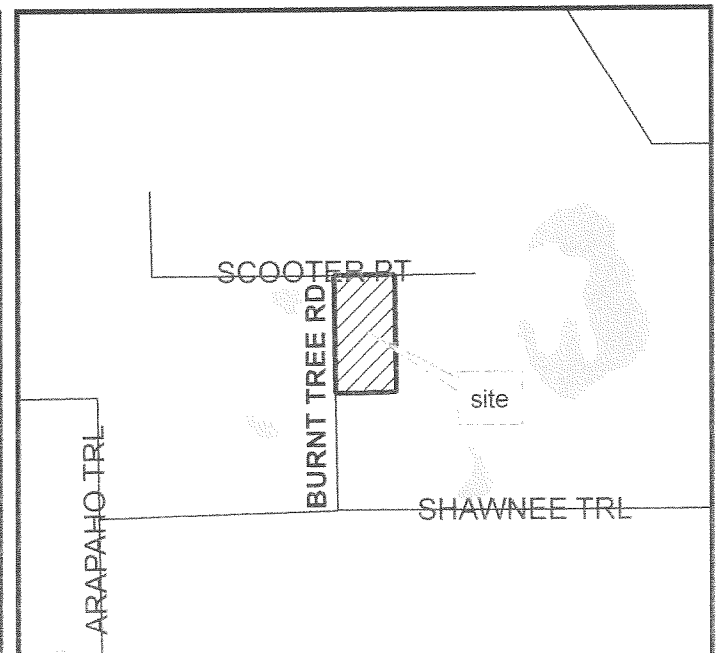
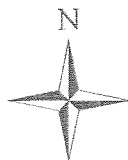
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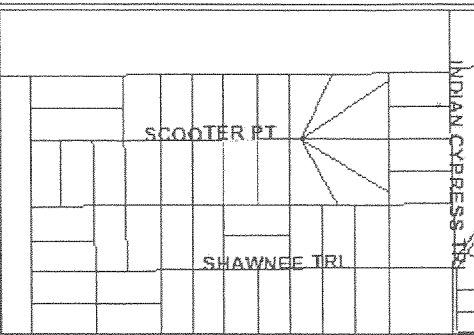
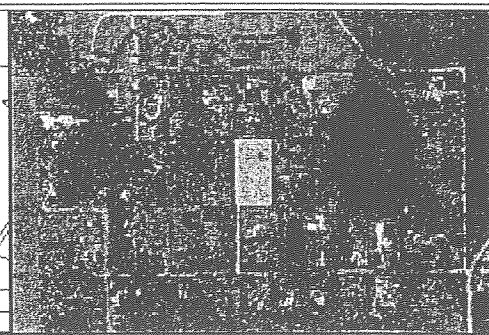


Seminole County Board of Adjustment
July 24, 2006
Case: BM2006-016
Parcel No: 09-20-32-301-0440-0000

Zoning

-  BM2006-016
 A-5



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407 - 665 - 7506																																											
GENERAL Parcel Id: 09-20-32-301-0440-0000 Owner: WILLIAMSON JAMES C & Own/Addr: GARRETT CATHY L Mailing Address: 1281 BURNT TREE RD City,State,ZipCode: GENEVA FL 32732 Property Address: 1281 BURNT TREE RD GENEVA 32732 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD Dor: 02-MOBILE/MANUFACTURED	2006 WORKING VALUE SUMMARY Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$48,589 Land Value (Market): \$90,000 Land Value Ag: \$0 Just/Market Value: \$138,589 Assessed Value (SOH): \$50,574 Exempt Value: \$25,000 Taxable Value: \$25,574 Tax Estimator																																										
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>09/1995</td> <td>02976</td> <td>1963</td> <td>\$35,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1995</td> <td>02976</td> <td>1961</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1995</td> <td>02892</td> <td>1911</td> <td>\$20,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1990</td> <td>02144</td> <td>0617</td> <td>\$25,700</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1984</td> <td>01554</td> <td>0688</td> <td>\$25,500</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p>Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	09/1995	02976	1963	\$35,000	Vacant	No	WARRANTY DEED	09/1995	02976	1961	\$100	Vacant	No	WARRANTY DEED	03/1995	02892	1911	\$20,000	Vacant	Yes	WARRANTY DEED	01/1990	02144	0617	\$25,700	Vacant	Yes	WARRANTY DEED	05/1984	01554	0688	\$25,500	Vacant	Yes	2005 VALUE SUMMARY Tax Value(without SOH): \$1,217 2005 Tax Bill Amount: \$395 Save Our Homes (SOH) Savings: \$822 2005 Taxable Value: \$24,101 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																					
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EXTRA FEATURE <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1981</td> <td>1,344</td> <td>\$48,384</td> <td>\$64,512</td> </tr> <tr> <td>WOOD DECK</td> <td>1997</td> <td>64</td> <td>\$205</td> <td>\$320</td> </tr> </tbody> </table>		Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1981	1,344	\$48,384	\$64,512	WOOD DECK	1997	64	\$205	\$320																											
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																											

Seminole County Government

Current Planning Division 1101 East First Street Sanford FL 32771 Telephone (407) 321-1130 Extension 7441 FAX 328-3239

January 23, 1996

Cathy Williamson
284 Short Street
Lake Mary, Florida 32746

RE: File #BA96-1-6TE

Dear Mrs. Williamson:

At their meeting of January 22, 1996, the Seminole County Board of Adjustment approved your request for a Special Exception to place a mobile home on the following described property:

Tax Parcel 44, Section 9-20-32; SE corner of Scooter Point and
Burnt Tree Way, 660 ft. N of Shawnee Trail and 3/5 mile W of
Osceola Road. (DIST 5)

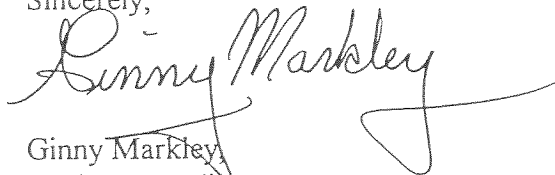
Your request was approved for a period of ten (10) years and will expire at the end of that time unless a renewal is requested. Should a renewal not be requested, the mobile home must be removed from the property.

Prior to placing of the mobile home, the necessary mobile home park and tie-down permits must be obtained from the Building Department within six months from the date of the Board of Adjustment meeting or the Special Exception becomes void. One six month extension may be requested one month prior to the six month expiration or a new and complete application will have to be made.

Cathy Williamson
January 23, 1996
Page Two

In addition, there is a 15 day appeal period in which this decision can be appealed to the Board of County Commissioners. Therefore, the Development Order granted by the Board of Adjustment is not final until the appeal period has lapsed and no appeals have been filed. This means that a building permit incorporating the Special Exception cannot be issued prior to February 7, 1996.

Sincerely,

A handwritten signature in cursive script that reads "Ginny Markley". The signature is fluid and extends to the right with a long horizontal stroke.

Ginny Markley,
Zoning Coordinator

GM/tb

CARD #13

SEC 9-20-32

- PARTIN, JAMES & SHERRY - BA95-2-9TE; to place a mobile home on Lot 53, Osceola Acres, (Tax Parcel 59), W side of Scooter Point, 3/8 mile N of Burnt Tree Way, 1/4 mile N of Shawnee Trail and 1/2 mile W of Osceola Road; approved permanent or until replacement, whichever occurs first and mobile home to be a 1995 model.
- MARTIN, WAYNE & JEFFREY FRAZIER - BA95-2-11TE; replacement of an existing mobile home on Lot 6, Osceola Acres, (Tax Parcel 30), S side of Racoon Trail and 3/8 mile W of East Osceola Road; approved for 15 years.
- HETRICK, ROSE & KENNETH - BA95-5-22TE; renewal of an existing mobile home on Lot 32, Osceola Acres, (Tax Parcel 54), SE corner of Racoon Trail and Arapaho Trail and 5/8 mile W of East Osceola Road; approved for 10 years.
- KAMPER, JR., GEORGE M. - BA95-11-70TE; to place a mobile home on Tax Parcel 18, NW corner of Indian Cypress Trail and Shawnee Trail, 660 ft. W of Osceola Road and 3/4 mile N of Old Geneva Road; approved for 20 years or until replacement, whichever occurs first.
- WILLIAMSON, CATHY - BA96-1-6TE; to place a mobile home on Tax Parcel 44, SE corner of Scooter Point and Burnt Tree Way, 660 ft. N of Shawnee Trail and 3/5 mile W of Osceola Road; approved for 10 years; six month extension approved on 9-23-96.
- MILLER, HELEN - BA96-3-14TE; reinstatement of an existing mobile home on Tax Parcel 1S, NW corner of Arapaho Trail and Shawnee Trail and 3/4 mile W of Osceola Road; approved for 10 years.